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**VIA HAND DELIVERY**

August 15, 2005

Ms. Diane O'Quinn Williams  
Director  
Department of Planning and Zoning  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, FL 33128

RE: Zoning Application for Ten Acre Parcel Located at Southeast Corner of S.W. 192 Avenue and S.W. 316 Street.

Dear Diane:

This law firm represents Emily Development, LLC (the "Applicant"), the owners of the above-captioned property ("Property"). This letter shall serve as the Applicant's letter of intent requesting a district boundary change on the Property from Estate Modified (EU-M) to Modified Single Family Residential (RU-1MA).

The Property. The Property consists of approximately ten (10) gross acres in unincorporated Miami-Dade County just north and west of the current municipal boundaries of Homestead. The CDMP designates the Property for Low Density Residential use. The Property is currently zoned Estate Modified (EU-M).

Surrounding Zoning and Uses. Immediately south of the Property is a platted residential community zoned RU-1. To the southeast of the Property, the approximately 10 acre parcel lying on the northwest corner of S.W. 320 Street and S.W. 188 has recently been rezoned to RU-1. To the east of this parcel, north of SW 320 Street and between S.W. 187 Avenue and S.W. 188 Avenue, there is an existing residential development of varying intensity. There are also currently three rezoning applications in the area seeking either RU-1 or RU-1MA, most

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Page 2 of 2

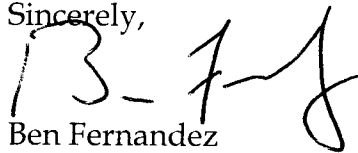
notably the ten-acre tract to the southwest of the Property that is currently the subject of a rezoning application to RU-1MA. All of the surrounding area within Miami-Dade County is designated for Low Density Residential Use.

Zoning Request. The proposed single family community will complement the existing development in the area and will allow for more diversity in housing than what is currently available in this area of the County and the City of Homestead. To that end, the Applicants request a district boundary change from Estate Modified (EU-M) to Modified Single Family Residential (RU-1MA).

The Applicants will be providing staff with a site plan for the proposed development and will proffer a Declaration of Restrictive Covenants to the Community Zoning Appeals Board requiring the Property to be developed in substantial accordance with the submitted plan.

Conclusion. We look forward to your favorable recommendation. Should you have any questions or concerns, please do not hesitate to phone my direct line at (305) 377-6235.

Sincerely,

A handwritten signature in black ink, appearing to read "B-F", with a stylized flourish extending from the end.

Ben Fernandez

cc: Juan Carlos Urribarri